

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING

October 25, 2005

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Commission Members Jay Diener, Daniel Gangai, Charlie Preston and Bonnie Thimble. Commissioners Peter Tilton Jr. and Dr. Ralph Falk were absent. Alternate Nathan Page sat in for Peter Tilton Jr. Alternate Peter MacKinnon was absent. There was no representation from the Planning Board.

The site walk was held on Saturday, October 22, 2005 at 9:00 a.m.

- A. 39 Wildrose Lane
- B. 3 Fifteenth Street
- C. Hampton Marina Condo's Unit #5 7 #6 (Whitten Ave)
- D. 4 Wall Street
- E. 20 Keefe Street
- F. 5 & 5A Ocean Blvd
- G. 36 Seaview Ave
- H. 63 Barbour Rd
- I. Golden Corridor -- Harbor Road
- J. 161 Winnacunnet Road
- K. 23 Glade Path

The Minutes of September 27, 2005 were tabled until the November 22, 2005 meeting.

NH WETLAND BUREAU APPLICATIONS

- A. Ocean Blvd  
Dory Inn Condos.

Rev. Henry Stonie addressed the Commission. He is owner of Unit 3C at Dory Inn. This application is in process to NH Dept. of Environmental Services for repair of a rip rap wall after a series of Spring storms loosened and washed out boulders. The site now has increased exposures to any future storms and has safety considerations of loose/falling boulders to people on the beach. After a brief discussion, Mr. Page motioned to not oppose the application with the following stipulations: (1) no further encroachment to the east and all rocks may be moved back up to the wall maintaining existing height; (2) cement agrees with the application that the wall should be replaced to its original footprint; (3) surface rocks moved back to the wall; and (4) with the concern of the drop off at the base of the stairs and should maintain safe access to the beach. Mr. Preston seconded the motion. With Mr. Gangai abstained, all were in favor. Mr. Page also made the same motion for the Town Special Permit. Ms. Thimble seconded. With Mr. Gangai abstained, all were in favor.

- B. Golden Corridor LLC (Seaview LLC)  
Harbor Road

This application is for an amendment to the DES Permit #2004-443 for culvert stabilization. Mr. Joe Coranati from Jones & Beach. A discussion ensued on the fence and public access to the beach. The fence was not in the original plan. After the discussion, Mr. Diener motioned to oppose the DES Amendment for the culvert stabilization and rip rap as per the plan dated 9/14/05 and 9/21/05. Mr. Deiner also motioned to table his motion until the November 22, 2005 meeting. Mr. Preston seconded the motion. It was unanimous.

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SPECIAL PERMITS

A. 20 Keefe Street

Mr. Joe Coronati from Jones & Beach addressed the Commission on behalf of Maplecroft. This special permit is to demolish 2 structures on side of the parking lot and rebuild 10 Condos with gravel parking. The permit is also to consolidate Lots 68 & 69. Mr. Page motioned to recommend to the Planning Board to remove the side walk, move the building 4 ft toward the east and move marsh mitigation at least 10 ft. There should be no patio or decks rear of 1<sup>st</sup> floor, 5 – 6 ft. gravel walkway around the building for access, and plantings at the top of the slope down to the marsh to prevent egress into the marsh, and storm treatment (storm tech) and the usual stipulations be followed. Mr. Gangai seconded the motion. Discussion ensued regarding using sliders or doors. Sliders are o.k. as long as the condo docs say no patios or decks. The slider in the bedroom will be windows and the sliders will stay in the living room. Mr. Diener amended the motion. Mr. Gangai seconded the amendment. With Mr. Preston and Ms. Thimble opposed to the motion, all were in favor.

B. 4 Wall St  
Judith LaBranche

This special permit is to add an addition to rear of the house to add bedroom as the house only has one bedroom now so the family can have their own rooms. The shed is being removed and not to be rebuilt. Mr. Gangai motioned to recommend the special permit be granted with the following stipulations: (1) shed is removed; (2) hedge be extended where shed presently stands; (3) deck remain open below with no skirting; and (4) normal stipulations. Mr. Diener seconded the motion. All were in favor.

C. 39 Ocean Blvd  
Paul Tower

Jim Wakefield, Contractor, addressed the Commission. This special permit is to demolish existing residence and re-construct a new residence. After a short discussion, Ms. Thimble motioned to not oppose the granting of the special permit for work within the Wetlands Conservation District for demolition and reconstruction of a new house. The use of hay bales and silt fence and plant dune grass along the back fence was suggested along with the usual stipulations. The stipulations of a letter to DES dated 6/23/04 were also requested: (1) ocean side dune grass is restored; (2) raised access walkway is in place for beach access; (3) deck to the ocean side is pulled back in line with the deck on the neighboring residence; (4) cement patio on north side of the house be removed and replaced with eco-pavers or vegetation; and (5) actual house footprint is no closer to the ocean than the neighboring houses and the deck is raised at least 4 feet. Mr. Diener seconded the motion. All were in favor.

D. Ocean Blvd.  
Dory Inn Condos

Please see NH Wetland Bureau Applications.

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PLANNING BOARD REFERRALS

- A. 465 Ocean Blvd.  
Elaine & Fred Ayotie

This was a referral for construction of a 4 story Condominium. After a quick review, do not seem to have jurisdiction, however the lease sealed surface is good. Should have a storm water plan with down stream and a place for snow storage and dumpster location. Mr. Page motioned to have Mrs. Goethel send a letter to the Planning Board, seconded by Mr. Preston. All were in favor.

APPOINTMENTS

- A. 63 Barbour Rd  
Pamela Ferguson

Ms. Ferguson addressed the Commission. This is for final approval of fill per violation order at property. To complete the restoration of the special permit violation the Commission requests the following items are addressed: (1) fill is cleaned up and loose roots, rocks, metal and other debris is removed; (2) a few inches of loam is added and the buffer is seeded; (3) added loam does not increase the elevation; (4) silt fence and hay bales are repaired around the edge prior to work; (5) lawn care must meet the Shoreland Protection Act; (6) the Commission will be notified when the project is complete and will ok the removal of the silt fence after the grass has taken root and there is no longer any danger of erosion.

PLANNING BOARD ACTIONS

- A. 56 Hobson Rd  
Pat & Douglas Wilkinson  
Repair of retaining wall within the Town Tidal Wetland. Approved with Conservation Commission stipulations. Oct. 11, 2005
- B. 52 Hobson Ave.  
Jean McGough  
Repair of retaining wall within the Town Tidal Wetland. Approved with Conservation Commission stipulations. Oct. 11, 2005
- C. 195 & 201 Woodland Rd  
Pondside, LLC  
4 Lot subdivision for work within the Town Wetlands Conservation District. Denied. Oct. 11, 2005
- D. 630 Lafayette Rd  
Hannaford Brothers Co.  
Detention pond maintenance within the Town Wetland Conservation District. Approved with Conservation Commission stipulations and annual report. October 11, 2005.
- E. Harbor Road  
Golden Corridor  
  
Denied amendment to change site plan review from a residential unit to residential unit at Dustin Ave. October 11, 2005.

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DES ACTIONS

- A. 10 Patricia St  
Bergeron Family Trust

1,444 sq. ft. impact in upland tidal buffer zone for construction of single family residence and permeable driveway. 2004-02772. Sept. 27, 2005

- B. 1048 Ocean Blvd  
Dean Koravos

Incomplete. 2005-01608

DES ACTIONS (Cont)

- C. 52 Hobson Ave  
Jean McGough

Incomplete. 2005-02179

- D. 10 Patricia ST  
Alana & Seth Hickey

1,444 sq. ft. impact in upland tidal buffer zone for construction of single family residence and permeable driveway. 2004-02772. Sept. 30, 2005

- E. Ocean Drive  
Town of Seabrook

Beach maintainance. Incomplete. 2005-02326

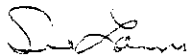
TREASURER'S REPORT

Ms. Thimble gave an updated Treasurer's Report.

The next meeting will be held on Tuesday, November 22, 2005, meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, October 19, 2005, at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Deiner motioned to adjourn at 10:15 p.m., seconded by Mr. Preston. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary